

Design Excellence Statement

Showground Road Integrated Medical Office Building

60 and 62 – 64 Showground Road, Gosford, NSW

Revision A (June 2022)

*Prepared for
Cornerstone Healthcare Properties
by Elevation Architecture*

elevation
ARCHITECTURE

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01 Introduction

This Design Excellence Statement has been prepared in support of a proposed development at 60, 62 and 64 Showground Road, Gosford. The DA seeks consent to demolish existing structures at 60 and 62-64 Showground Road Gosford (Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058) and erect a 6-storey building to be used as a multi-disciplinary health hub, including medical centre with ancillary ground floor retail and basement parking, and specialist disability accommodation (SDA) on the sixth level. The intent of the SDA accommodation is to assist people who currently receive National Disability Insurance Scheme (NDIS) funding, with the accommodation to be managed by a provider.

This Statement should be read in conjunction with the following key documents:

- Architectural drawings prepared by Elevation Architecture;
- Landscape drawings prepared by Terras Landscape Architecture;
- Statement of Environmental Effects prepared by Metroplan Services.

The proposed development was the subject of pre-DA meetings with Department of Planning and Environment (DPE) Officers on 21 July 2021 and the City of Gosford Design Advisory Panel (GDAP) three times (13 October 2021, 8 December 2021 and 16 February 2022) and has achieved design excellence.



Figure 1: Artists impression of the proposal in the current context

Source: Elevation Architecture

02 Site Location

2.1 Context

The subject site is located at 60, 62 and 64 Showground Road, Gosford comprising of Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058. The site area is 2437m² and is zoned for 'B4 Mixed Uses – SEPP Gosford City Centre 2018'.

The street frontage is Showground Road to the east (60m). The site is shown in Figure 2.



Figure 2: Site

Source: Nearmap, modified by Elevation Architecture

2.2 Surrounding Development

The site is located within the Gosford City Centre and more broadly the Central Coast Health District. The site is surrounded by a range of mixed uses.

To the North-West is the Gosford Hospital and the University of Newcastle Central Coast Clinical School. Directly to the North (on Showground Road) is a multi-level carpark that services Gosford Hospital. The drop-off, taxi rank & pedestrian lifts are immediately adjacent to the subject site. The proposal acknowledges these functions to create further connectivity and activation along Showground Road.

From the East of the subject site (across Showground Road) is the train line and a view to the Gosford City Centre.

The adjacent development to the South is existing residential. This comprises in mainly town houses or multi-residential that ranges from 1 to 4 levels. The West has existing single storey buildings (retrofitted houses) that are utilized as part of health precinct.

The site's surrounding development context is presented in the following figures.



Figure 3: Panorama of the existing pedestrian crossing on Showground Road (North-Eastern corner of site). The Gosford Hospital Carpark Lift & Entrance is on the right of the image and the Gosford Train Station to the far left of the image.

Source: Elevation Architecture



Figure 4: The three existing buildings and carport structures on site (60, 62 and 64 Showground Road)

Source: Google street view



Figure 5: View east looking across subject site (towards Showground Road)

Source: Elevation Architecture



Figure 6: 70 – 74 Showground Road, Gosford

Source: Google street view

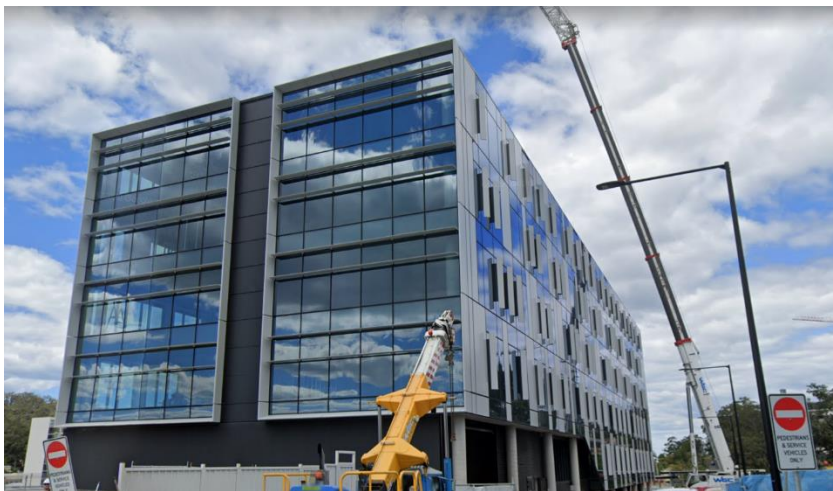


Figure 7: 81 – 85 Holden Street, Gosford

Source: Google street view



Figure 8: Racecourse Road, Gosford (part of the Gosford Hospital precinct)

Source: Google street view



Figure 9: 92 Pacific Highway, Gosford

Source: Google street view



Figure 10: Central Coast Council
49 Mann St, Gosford

Source: Google street view



Figure 11: Gosford Australian Tax Office
99 Georgiana Terrace, Gosford

Source: Google street view

03 Overview of Proposed Development

3.1 Design Intent

Following an analysis of the Gosford Health District and greater Gosford Context, architectural styles and materials have been integrated into the proposal.



Figure 12: Artists impression of the proposal (Eastern elevation)

Source: Elevation Architecture

Public Domain (Ground floor)

- The ground floor 'verandah' allows connection, weather protection and access to the Showground Road tenancies.
- For privacy, there is a separate entry for SDA residents.
- The building entry (north-eastern corner) has a raised awning, aluminium battens, vertical greenery to accentuate the building entry.

SDA Units

- The 7 apartments are located along the Western edge.
- Each apartment has a generous private outdoor area or balcony. The private outdoor areas provide a great connection to the main courtyard.
- Clerestory windows provide sunlight.
- Minimal visual impact of the SDA units from the street.
- Greater connection for residents to the communal open space.

- Communal laundry to increase connection and interaction amongst residents.
- Dedicated lift to SDA level allows easy access to medical facilities within the same building or local health district.
- SDA courtyard has spaces available for larger gatherings (undercover BBQ area etc.).
- An eave has been provided to the SDA apartments roof for sun shading to balconies, apartments, and several areas on the courtyard.

Lightweight cladding and floor to ceiling windows

- Changes in paint colour extents to create visual interest.
- Location and widths of windows creates visual interest whilst providing reduced openings due to privacy concerns.

Vegetation

- Vertical vegetation assists in softening the building and providing visual amenity. Refer to the landscape drawings for further details.
- Terraced landscaping along Showground Road to soften the change in height between the footpath and retail tenancies.

Simplicity of form

- Due to the rectangular form, articulation has been provided on both the Southern & Northern elevations.

Vehicular & service entry

- The driveway opening aims to be as indiscreet as possible.
- There is only one driveway required compared to two existing driveway crossovers on Showground Road.

Showground Road elevation

- The Eastern elevation has been broken in to three parts and transitions from solid to transparent to direct attention and prominence to the main (pedestrian) entry. The vehicular entry is aligned to the solid section of the elevation.
- Vertical fins have been provided to continue the Showground Road rhythm developed by the existing carpark screening.

Slab projections

- Slab projects have been provided to the Eastern, Northern and Western elevations to reduce the heat load on the Eastern elevation.



Figure 12: Artists impression of the North-Eastern corner of the proposal

Source: Elevation Architecture



Figure 13: Artists impression of the South-Eastern corner of the proposal

Source: Elevation Architecture

3.2 Design Intent

This proposal provides a contemporary and complimentary design to the existing Gosford fabric. The design techniques, features and materiality provide an appropriate response to its site and surrounds.

Following an analysis of the existing context, a simple material palette has been developed. This palette was derived from the existing buildings on the subject site, from buildings within the Gosford Health district and the greater Gosford City Centre.

The 3 existing buildings (as per Figure 14) the primary external material is brick. In the proposed building, brick is a feature of the ground & podium levels in acknowledging the previous brick that once was built on the site.



Figure 14: View from Showground Road to the existing site

Source: Google street view



Figure 15: Gosford Hospital Carpark

Source: Google street view

3.3 Relationship with other developments

Street setback, mass and height of the existing multi-level carpark have been replicated in the proposed development.

The proposed development compliments the existing rhythm of Showground Road (northern end).



Figure 16: Development proposal with surrounding context

Source: Elevation Architecture

3.4 Existing and future developments

Figure 17 and 18 illustrate a comparison between the current context (along Showground Road) and future development. These images illustrate that the scale and mass of the proposal fits well in the future context.

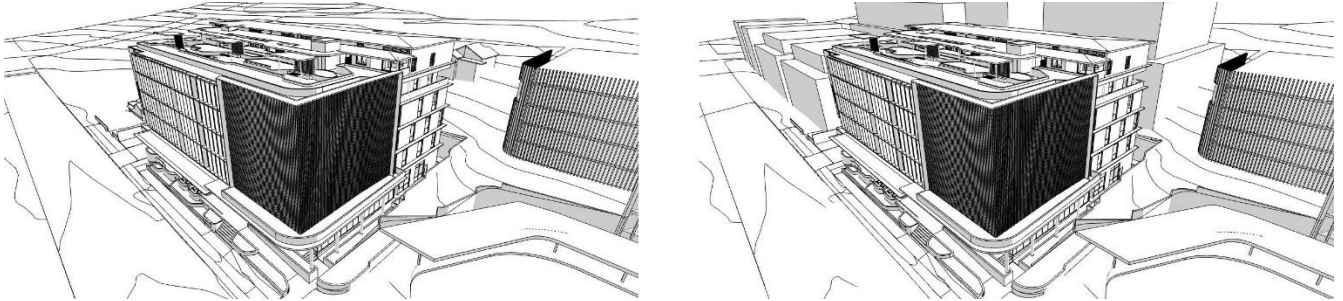


Figure 17: Showground Road (view from North) illustrating current and future context

Source: Elevation Architecture

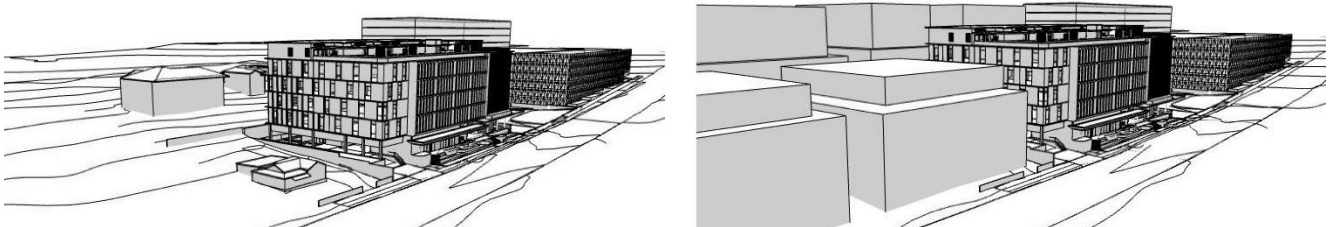


Figure 18: Showground Road (view from South) illustrating current and future context

Source: Elevation Architecture

04 Apartment Design Guide Criteria

The fifth floor contains 7 SDA units (5 x 2 bedroom and 2 x 1 bedroom). In Table 4, each apartment has been deemed compliant, partially compliant, or non-compliant against several criteria.

The fifth floor also contains a private outdoor courtyard area, landscaped area fronting Showground Road including covered seating areas and BBQ area within a landscaped setting.

Table 4: Apartment Design Guide Criteria

Amenity			U01 (2 Bed)	U02 (1 Bed)	U03 (2 Bed)	U04 (2 Bed)	U05 (2 Bed)	U06 (1 Bed)	U07 (2 Bed)
4A	Solar Access	3 hours of direct sunlight between 9am & 3pm at mid-winter							
4B	Cross Ventilation	Natural Cross Ventilation							
		Overall depth of a cross-over or cross-through apartment does not exceed 18m (glass line to glass line)							
4C	Ceiling	2.7m habitable 2.4m non-habitable							
4D-1	Apartment Size	Studio – 35sqm 1 Bedroom 50sqm 2 Bedroom 70sqm 3 Bedroom 90sqm							
		Every habitable room must have a window in an external wall							
4D-2		Habitable room depth limited to a maximum 2.5 x ceiling height (open plan) e.g. 2.7 x 2.5 = 8m max.							
4D-3		Master bedroom min. area = 10sqm							
		Bedrooms min. 3m dimension							
		Living rooms or combined living/dining min. width - 3.6m for studio or 1 bedroom - 4.0m for 2 and 3 bedrooms							
		Width of cross over to cross through apartments are at least 4m internally		3.75m wide				3.8m wide	
4E	Private open space & balconies	Studio = 4sqm 1 bedroom = 8sqm (min. depth 2m) 2 bedroom = 10sqm (min. depth 2m) 3 bedroom = 12sqm (min. depth 2.4m)							
		Apartments at ground level or podium level 15sqm	n/a	n/a	n/a	n/a	n/a	n/a	n/a
4G	Storage	1 Bedroom = 6m ³ 2 Bedroom = 8m ³	Final design to incl. 8m ³ of storage	Final design to incl. 6m ³ of storage	Final design to incl. 8m ³ of storage	Final design to incl. 8m ³ of storage	Final design to incl. 8m ³ of storage	Final design to incl. 6m ³ of storage	Final design to incl. 8m ³ of storage

*Assumption for 4G that robes aren't included in this measurement

Compliant
Partially compliant
Non-compliant

Solar Access

As a result of the Design Review Group process, the inclusion of clerestory windows has provided the recommended 3 hours of sunlight to the living areas.

Apartment Size

The width of the one-bedroom apartments do not achieve compliance due to the overall width available on the floor plate to design 6 apartments next to one another. Despite not achieving the compliance in this criteria, the one-bedroom units have a large private balcony and access to the main SDA courtyard.

Storage

As stated in Table 4, all 7 apartments will have the correct amount of storage required. This has been illustrated as partially compliant and will be developed during the detailed design phase.

05 Conclusion

This Design Excellence Statement has been prepared in support of a proposed concept at 60, 62 and 64 Showground Road, Gosford. This proposal is a mixed-use development including integrated health hub facility and specialist disability accommodation (SDA).

This statement has illustrated that the proposal has the potential to be a high-quality development for the Gosford City Centre and one that will complement the existing health facilities with the Central Coast Health District.